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SNOHOMISH COUNTY  
EXECUTIVE OFFICE

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SNOHOMISH COUNTY COUNCIL

AMENDED  
ORDINANCE NO. 91-114



CO00025310

AMENDING SNOHOMISH COUNTY CODE,  
TITLE 19, SUBDIVISION CODE  
CHAPTERS 19.08, 19.12, 19.16, 19.22,  
19.28, 19.30, 19.32, 19.36 AND 19.56  
RELATING TO LARGE LOT SUBDIVISION DELETION

BE IT ORDAINED:

Section 1. That SCC, Title 19, section 19.08.010, last amended by Ord. No. 86-096, adopted September 15, 1986, is amended to read:

19.08.010 Scope of coverage.

- (1) Subdivisions as defined in this title.
- ~~((2) Large lot subdivision as defined in this title))~~
- ~~((3))~~ (2) Every redivision of a short subdivision occurring within five years of the date of recording of the original short subdivision, except as provided in SCC 20.12.050(1).

Section 2. That SCC, Title 19, section 19.08.020, last amended by Ord. No. 91-079, adopted May 15, 1991, is amended to read:

19.08.020 Exceptions. The provisions of this title shall not apply to:

- (1) Cemeteries and other burial plots while used for that purpose;
- (2) Divisions made by testamentary provisions or the laws of descent;
- (3) Mobile home parks when established pursuant to the provisions of Chapter 18.55, mobile home park standards of the Snohomish County zoning code;
- (4) Boundary line adjustments;
- (5) Condominium plats, when prepared and filed in accordance with the Horizontal Regime Act, RCW 64.32;
- (6) Assessor's plats, when prepared and filed in accordance with the provisions of RCW 58.18.010; provided that the provisions of SCC 19.16.010(1) and 19.28.060 shall be complied with;
- (7) Division of land into lots, tracts or parcels, each

ORDINANCE AMENDING SCC TITLE 19  
RELATING TO LLS DELETION  
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of which is one eighth of a section of land or larger, or eighty acres of land or larger, if not definable as a fraction of a section of land;

(8) Divisions of land into lots or tracts classified for industrial or commercial use when the council or hearing examiner has approved a binding site plan for the use of the land in accordance with Snohomish County Code; provided, that when a binding site plan authorizes a sale or other transfer of ownership of a lot, parcel, or tract, the binding site plan shall be filed for record in the county auditor's office on each lot, parcel, or tract created pursuant to the binding site plan; provided further, that the binding site plan and all of its requirements shall be legally enforceable on the purchaser or other person acquiring ownership of the lot, parcel, or tract; and provided further, that sale or transfer of such a lot, parcel, or tract in violation of the binding site plan, or without obtaining binding site plan approval, shall be considered a violation of Chapter 58.17 RCW and shall be restrained by injunctive action and be illegal as provided in Chapter 58.17 RCW.

(9) ~~(Large lot subdivision, as defined herein)~~ Divisions of land into lots, tracts or parcels, each of which is one-one hundred twenty eighth of a section or larger, or five acres or larger if the land is not capable of subdivisional description, where ((a) P) prior to September 16, 1986 actual subdivision occurred or intent to subdivide was demonstrated through one or more of the following actions:

~~((i))~~ ((a)) There was filed with the Snohomish ~~((e))~~ County ~~((p))~~ Planning ~~((department))~~ Division or Department of Planning and Community Development a large lot subdivision map of lots contained therein, or

~~((ii))~~ ((b)) There was filed with the Snohomish ~~((e))~~ County ~~((a))~~ Auditor a record of survey of tracts to be subdivided, or

~~((iii))~~ ((c)) There was filed with the Snohomish ~~((e))~~ County ~~((a))~~ Assessor a tax segregation of the tracts to be subdivided, or

~~((iv))~~ ((d)) There were sales and/or transfers of interest in tracts or parcels;

~~((PROVIDED, That said exemptions shall only apply to those specific tracts actually sold or transferred or actually depicted on a map filed with the county pursuant to (a) through (d) above))~~

~~PROVIDED, ((FURTHER))~~ That all such ~~((large lot sub))~~ divisions ~~((listed above))~~ must comply with all other minimum requirements of applicable state laws and all applicable legal access and zoning requirements of the Snohomish ~~((e))~~ County ~~((z))~~ Zoning ~~((e))~~ Code ~~((FURTHER, That all large lot subdivisions not meeting the~~

conditions as set forth in this section shall be governed by, and be subject to the provisions of this chapter)).

(10) Divisions of land into lots, tracts or parcels, each of which is one thirty-second of a section or larger, or twenty acres or larger if the land is not capable of subdivisional description, where prior to May 16, 1991 actual subdivision occurred or intent to subdivide was demonstrated through one or more of the following actions:

(i) There was filed with the Snohomish ((e))County ((d))Department of ((p))Planning and ((e))Community ((d))Development a large lot subdivision map of lots contained therein, or

(ii) There was filed with the Snohomish county auditor a record of survey of tracts to be subdivided, or

(iii) There were sales and/or transfers of interest in tracts or parcels;

PROVIDED, ((FURTHER)) That all such divisions must comply with all other minimum requirements of applicable state laws and all applicable legal access and zoning requirements of the Snohomish County Zoning Code.

Section 3. That SCC, Title 19, section 19.12.165 is hereby repealed in its entirety.

Section 4. That SCC, Title 19, section 19.12.225 is hereby repealed in its entirety.

Section 5. That SCC, Title 19, subsection 19.16.010(2), last amended by Ord. No. 90-089 adopted July 18, 1990, is amended to read:

19.16.010 Application submittal.

...

(2) An application shall be submitted with appropriate fees to the department and upon filing shall receive a file number and date of receipt. Requirements for a complete application are contained in SCC 19.22.020 ((for small lot subdivisions and see 19-22-050 for large lot subdivisions)). The time set forth in SCC 19.16.030 and 19.16.040 for hearing plat applications shall not run until all information required by SCC 19.22.030 and 19.22.040((7 or 19-22-060)) has been provided in a complete and accurate manner. Within three weeks of the date of receipt of either a new applica-

tion or re-submitted and/or additional information, the department shall determine if the application is complete and accurate for purposes of processing. The department shall notify the applicant in writing in a timely manner of this determination and shall return the application to the plat applicant if it is deemed incomplete or inaccurate. Resubmittals to the department with the necessary information making the application complete within six months of original filing will not be subject to additional plat filing fees but will be treated in all other respects as a new application.

Section 6. That SCC, Title 19, section 19.16.030, last amended by Ord. No. 90-089, adopted July 18, 1990, is amended to read:

19.16.030 Time to act.

(1) Preliminary plats shall be approved, denied, or denied without prejudice by the hearing examiner within ninety days from the date the application is deemed complete for processing, unless the applicant consents to an extension of such time period; PROVIDED, HOWEVER, ((That for large lot subdivisions for which a public hearing is requested, as specified in ~~SEE 19-16-050(2)(a)~~, the ninety day limitation is extended to include up to an additional twenty-one days, PROVIDED, FURTHER,)) That if an EIS is required as provided in RCW 43.21C.030, the ninety day((s)) period shall not include the time spent preparing and circulating the EIS by the county.

(2) Should modification and/or mitigation be requested by the director as a result of technical review of the application, the director shall request a waiver of the ninety day period. If applicant does not agree to the waiver, the application shall proceed to the hearing and the director may recommend denial of the application.

(3) A preliminary plat application which has been denied without prejudice pursuant to SCC 19.16.030(1) may be reactivated under the original case file and number and without additional filing fees if a revised application is submitted within six months of the date of the hearing examiner's decision. A new application shall be required in all other cases.

Section 7. That SCC, Title 19, section 19.16.040, last amended by Ord. No. 88-021 adopted April 27, 1988, is amended to read:

19.16.040 Notice of application.

((~~1~~) For small lot subdivision applications, n)) Notice of the public hearing to be held before the hearing examiner

shall be given in each of the following manners not less than fifteen calendar days prior to the hearing:

((a)) (1) The applicant: post on the subject property at least two signs, one sign on each frontage abutting a public right-of-way or at the point of access to the property. Signs for posting shall be provided to the applicant by the county. Such posting shall be evidenced by submittal of a verified statement regarding the date and location of posting;

((b)) (2) The planning division of the department of planning and community development shall provide notice of hearing in the following manner:

((i)) (a) Publication of one notice in a newspaper of general circulation within the county,

((ii)) (b) Publication in a newspaper of general circulation within the area where the real property which is proposed to be subdivided is located,

((iii)) (c) Mailed notice to each taxpayer of record within five hundred feet of any portion of the boundary of the proposed subdivision, PROVIDED, ((FURTHER)) That owners of real property located within five hundred feet of any portion of the boundaries of such adjacently located parcels of real property that are owned by the owner of real property proposed to be subdivided shall also be notified, PROVIDED, FURTHER, that mailed notice required by this subsection shall be increased to 1500 feet for subdivision applications where each lot is 20 acres or larger, or one thirty second of a section or larger if described as a fraction of a section.

((iv)) (d) Mailed notice to any city or town whose municipal boundaries are within one mile of the proposed subdivision; to the department of transportation on every proposed subdivision located adjacent to the right-of-way of a state highway or within two miles of the boundary of a state or municipal airport; and to any other federal, state or local agency as deemed appropriate by the department.

((e)) (3) All hearing notices required by this section shall include the date, time and place of the public hearing, and a description of the location of the proposed subdivision on the form of either a vicinity location sketch or a written description, other than a legal description.

((2) For large lot subdivision applications, the notice requirements shall be as follows:

(a) After the filing of a large lot subdivision application, the department shall give public notice in the following manner:

(i) Within ten days after filing, publication of one notice in a newspaper of general circulation within the county, and publication in a newspaper of general circulation within the area where the real property which is proposed to

be subdivided is located;

(ii) At least ten days after the filing of the application, notice of filing of application shall also be mailed, at a minimum, to the owner of each lot or parcel of property located within five hundred feet of the site;

(iii) Notice of filing shall also be mailed to any city or town whose municipal boundaries are within one mile of the proposed subdivision, to the department of transportation on every proposed subdivision located within two miles of the boundary of a state or municipal airport, and to any other federal, state or local agency as deemed appropriate by the department.

(b) The applicant shall post notice as described in SEC 19-16-040(2)(c) for seventeen consecutive days, beginning no later than three days from the date of publication, on or around the land proposed to be subdivided in at least five conspicuous places designed to attract public awareness of the proposal, including one sign on each frontage abutting a public right-of-way or at the point of access to the property. Signs for posting shall be provided to the applicant by the county. Such posting shall be evidenced by submittal of a verified statement regarding the date and location of posting.

(c) All public notices required by this section shall include a description of the location of the proposed subdivision in the form of either a vicinity location sketch or a written description, other than a legal description, a notification that no public hearing will be held on the application except as provided in SEC 19-16-050(2)(a) and (b) and instructions and time frames for making written comments.

(d) Any person has a period of twenty days from the date of publication to comment upon the proposed preliminary plat. All comments received shall be provided to the applicant. The applicant has seven days from receipt of the comments to respond thereto.)

Section 8. That SCC, Title 19, section 19.16.050, added by Ord. No. 87-059, adopted July 22, 1987, is amended to read:

19.16.050 Hearing and approval procedure.

((1)) Preliminary plat applications shall be processed in accordance with the provisions of this title and Title 23 SCC and, in addition, in accordance with the provisions of chapter 2.02 SCC where applicable. Approval of a preliminary plat by the hearing examiner is final and conclusive unless appealed to the county council pursuant to the procedures set out in chapter 2.02 SCC.

((2) A public hearing on a proposed large lot subdivision shall be held in the following circumstances:

(a) If any person files a request for a hearing

with the department within twenty-one days of the publishing of notice of filing. If such a hearing is requested, notice requirements for the public hearing shall be in conformance with RCW 58-17-090, and the ninety day period for approval or disapproval of the proposed subdivision provided for in RCW 58-17-140 and SCC 19-16-030 shall commence with the date of the filing of the request for a public hearing. Any hearing ordered under this subsection shall be conducted by the hearing examiner in accordance with procedures established in chapter 2-02 SCC.

(b) Within twenty-one days of the filing of the request for approval of the subdivision, the director may cause a public hearing to be held on the proposed subdivision in accordance with chapter 2-02 SCC, such hearing shall be held within ninety days of the filing of the request for the subdivision.)

((3) If no public hearing is held on a proposed large lot subdivision, the department shall complete the review of the proposed preliminary plat and transmit a recommendation to council, as provided in RCW 58-17-100, not later than fourteen days following the completion of the department's review.

(a) Upon receipt of the recommendation, the council shall, at its next public meeting, set a date for the public meeting where it may take action on the recommendations of the department.

(b) If, after considering the matter at a public meeting, the council desires to change the department's recommendation approving or disapproving the preliminary plat, the change in the recommendation shall not be made until the council shall, conduct a public hearing and approve or disapprove the preliminary plat.

(c) The decision of the council shall be final and conclusive unless appealed pursuant to the appeal procedures contained in chapter 58-17 RCW.)

((4) Every decision or recommendation made under this section shall be in writing and shall include findings of fact and conclusions to support the decision.)

Section 9. That SCC, Title 19, section 19.22.030, last amended by Ord. No. 90-089 adopted July 18, 1990, is amended to read:

19.22.030 Format ((- small lot subdivision)).

(1) Preliminary plats shall be prepared and bear the seal of a registered professional land surveyor in accordance with the requirements of chapters 19.22 and 19.28 SCC.

(2) Preliminary plats shall be accompanied by two copies of a completed environmental checklist prepared by the applicant, or their representative, on forms provided by the

department.

(3) Preliminary plats shall be accompanied by two copies of a completed master application form, provided by the department, containing a notarized signature of the applicant on the original.

(4) Preliminary plats shall be drawn on paper having maximum dimensions of thirty two inches by forty two inches, and at one of the following horizontal scales: one hundred feet to the inch; fifty feet to the inch or twenty feet to the inch. The horizontal scale used for preliminary plats where each lot is five acres or larger, or one-one hundred twenty-eighth of a section or larger when described as a fraction of a section, may be two hundred feet to the inch. Where vertical profiles are required by the director, the scale shall be (1" = 10') (1" = 5') (1" = 2'), respectively. Other scales or paper dimensions may be used where deemed appropriate by the director.

(5) All copies of preliminary plats shall be folded so as to have a maximum dimension of 8 x 13 inches. The title block shall be prominently visible when so folded.

(6) All revisions and replats shall be labeled clearly as such and shall bear the number of the revision and the date of the revision or replat in, or adjacent, to the title block.

Section 10. That SCC, Title 19, section 19.22.040, last amended by Ord. No. 90-089 adopted July 18, 1990, is amended to read:

19.22.040 Requirements for a complete application ((-small lot subdivision)). The following information shall be shown on the preliminary plat map:

(1) Title block, preferably located in the lower right-hand corner, to contain:

- (a) Name of the preliminary plat;
- (b) Section, township and range;
- (c) Name, address, zip code and telephone number of the preparer;
- (d) Date of preparation and scale and north point.

(2) Textual data, preferably to be located on the right-hand side of the map or along the bottom, to contain:

- (a) Name, address, zip code and telephone number of applicant;
- (b) The names, addresses, zip codes and telephone numbers of all persons who have a real or possessory interest in the property to be subdivided;
- (c) The legal description of the plat;
- (d) The existing zoning on the subject property and proposed rezoning, if applicable;
- (e) The acreage contained within the plat, the num-



ber of lots being proposed, and the number of lots per acre of land;

(f) The average lot size and the size of the smallest proposed lot; lot average calculation if SCC 18.46.080 of the Snohomish county zoning code is applicable;

(g) Each lot shall contain sufficient square footage to meet minimum zoning and other requirements of this title exclusive of access panhandles and roads. For subdivisions where all lots are 20 acres or larger, or one thirty second of a section or larger when described as a fraction of a section, lot size computation may include the square footage of land contained in road easements, access panhandles and one-half the width of the county road right-of-way abutting the subdivided property;

~~((f))~~ (h) Determination of the acreage within the slope ranges of: 0 to 15%; 16 to 20%; 21 to 25%; 26-35% plus slope in accordance with SCC 18.46;

~~((h))~~ (i) The acreage of open space to be contained in the plat, if any, and the percentage it represents of the total land area;

~~((i))~~ (j) The road lineage, and acreage of road area and percentage it represents of the total land area;

~~((j))~~ (k) The source of water supply to include the name of the purveyor, if any;

~~((k))~~ (l) The method of sewage disposal, to include the name of sewer operator, if any;

~~((l))~~ (m) Applicable school district;

~~((m))~~ (n) Applicable fire district.

(3) Vicinity sketch, preferably to be located in the upper right-hand corner of the map, clearly identifying the location of the property at a scale of not less than one inch to two thousand feet and including municipal boundaries, township and section lines, major road, railroad and transmission rights-of-way, and indication of the scale used.

(4) Plat representation, to contain:

(a) The boundary lines of the tract to be subdivided;

(b) The development status of contiguous land including the name of any adjacent plats;

(c) The zoning boundary lines, if any;

(d) The approximate dimensions of each lot:

(i) Lots should be numbered consecutively through the total number of lots in the preliminary plat. No letters shall be used for tract designations,

(ii) In the case of a replat, the lots, blocks, streets, alleys, easements and parks of the original plat shall be shown by dotted lines in their proper positions in relation to the new arrangement of the plat, the new plat being so clearly shown in solid lines as to avoid ambiguity;

(e) Contour lines with intervals sufficient to clearly show drainage, slopes and road grades within the pro-

posed development and within two hundred feet of external boundary lines of the plat. The intervals shall be two or five feet, except as provided in SCC 19.22.040(4)(f). All contours shall be referenced to mean sea level. Slopes shall be determined in accordance with SCC 18.46.030 on one copy of the plat;

(f) The contour interval for subdivisions where all lots are 20 acres or larger, or one thirty second of a section or larger when described as a fraction of a section shall be no greater than 20 feet, PROVIDED That, the contour interval shall be no greater than 5 feet within 100 feet of the centerline of any proposed roadway, and PROVIDED FURTHER, that the contour interval shall be no greater than 5 feet where significant fill or excavation is proposed pursuant to SCC 19.22.040(4)(m), or where additional topographic information is necessary to determine that an adequate building envelope exists on any proposed lot;

~~((f))~~ (g) The names, locations and widths of all existing streets, road rights-of-way, easements, other public ways, watercourses and major transmission facilities, rights-of-way, within the proposed development and within two hundred feet of the external lot lines of the plat;

~~((g))~~ (h) The layout and widths of proposed rights-of-way and easement lines within the plat;

~~((h))~~ (i) All existing structures within the preliminary plat and all existing structures within twenty-five feet of the external lot lines of the plat shall be shown in their approximate locations;

~~((i))~~ (j) Natural drainage courses and probable alterations which will be necessary to handle the expected drainage from the plat;

~~((j))~~ (k) All parcels of land intended to be dedicated or reserved for public use or to be reserved in the deeds for the common use of the property owners of the subdivision with the purposes clearly indicated;

~~((k))~~ (l) In any subdivision to be served by on-site sewage disposal systems, the preliminary plat shall show the location of soil test sites and provide soil analysis data as is required by the Snohomish health district;

~~((l))~~ (m) Identification of any areas proposed to be significantly altered by fill or excavation or having fill presently in place which could significantly impact plat development;

~~((m))~~ (n) Base flood elevation data, pursuant to SCC 27.24.010(c)(4) when proposed subdivision is located in part or wholly within a flood hazard area.

~~((n))~~ (o) The following identification of a proposed lot or lots which may be developed with a duplex structure, both to be shown on the face of the plat:

(i) a note which indicates the lot number or

numbers of the affected lots; and

(ii) A note within, (or next to, with indicator) the lot boundaries of the affected lot or lots.

Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of SCC 19.56.025.

(5) Required supporting documents:

(a) Two copies of an environmental checklist.

(b) Five copies of a traffic study in conformance with Title 26B SCC; or waiver from same as deemed appropriate by the department of public works.

(c) If proposed modifications are requested pursuant to SCC 19.28, two copies of a completed application form for same, as provided by the department.

Section 11. That SCC, Title 19, sections 19.22.050 and 19.22.060 are repealed in their entirety.

Section 12. That SCC, Title 19, Chapter 19.28, is amended to change the title of chapter as follows:

#### Chapter 19.28

((SMALL LOT)) SUBDIVISION STANDARDS CAPABLE OF MODIFICATION

Section 13. That SCC, Title 19, section 19.28.010, last amended by Ord. 86-096 adopted September 15, 1986, is amended to read:

19.28.010 Standards--General. ((For small lot subdivisions, ~~t~~)) The public use and interest shall be deemed to require compliance with the standards of this chapter as a minimum, unless modification is specifically approved by the hearing examiner and/or the council during the preliminary plat approval process.

Section 14. That SCC Title 19, section 19.28.020, last amended by Ord. 87-095 adopted September 23, 1987, is amended to read:

19.28.020 Design standards--Roads.

(1) Access to Roads. All plats shall be served by an opened, constructed and maintained public road to which the road system within the plat must connect, except as provided in SCC 19.28.020(2).

(2) Access to the boundary of subdivisions where all lots are

5 ((20)) acres in size or larger, or one-one hundred twenty eighth ((one thirty second)) of a section or larger when described as a fraction of a section, shall be provided by an open, constructed and maintained county road or county roads or approved trail permit, except that access to the boundary of the subdivisions by private road may be permitted where such private road is within an adjoining subdivision and conforms to all the standards of this title and further, written permission is obtained from all owners of record of said private road; Provided, That the county engineer may waive some or all improvement standards of subsection 19.28.020(4)(a) when he finds that the existing private road is minimally adequate to serve the additional tracts, and that the applicant demonstrates full standards are unnecessary, impossible to achieve or result in an inequitable financial burden.

((+2)) (3) Road Standards. All plat roads shall be dedicated public roads designed and constructed in conformance with the design standards and specifications as specified in chapter 13.05 SCC, except as provided in SCC 19.28.020(4).

(4) Road Standards for subdivisions where all lots are 5 ((20)) acres in size or larger, or one one-hundred twenty eighth ((one thirty second)) of a section or larger when described as a fraction of a section.

(a) Minimum road standards for such subdivisions shall be provided as set forth in the "Minimum Standards for Private Roads Serving Large Lot Subdivisions" section of the adopted road standards of the county engineer. Said standards require a minimum right-of-way width of sixty feet. Additional width shall be provided if necessitated by cuts or fills. Cul-de-sac rights-of-way shall be ninety feet in diameter

(b) The overall road network and access needs of lands in the area of the subdivision shall be considered in determining road location within the subdivision.

(c) Where a road right-of-way extending to a boundary property line is not needed to provide improved legal access to the abutting lots, then said right-of-way need not be initially constructed where not providing access, PROVIDED, that the right-of-way is capable of being constructed to the minimum required standards;

(d) Utilities located within the road right-of-way shall be placed in accordance with the minimum private road standards specifications referenced in SCC 19.28.020(4)(a) unless waiver is granted by the county engineer;

(e) Utility easements meeting the standards of all involved utilities shall be established as part of the final plat map. Prior to installation of utilities, the developer shall receive approval from the involved utility district as to the acceptability of such location and minimum standards for installation;

(f) Stop signs constructed to department of public works standards shall be installed as required by the department of public works;

(g) Lots shall generally be designed to have a minimum

of individual accesses on the public road serving the property.

((3)) (5) Sidewalk Standards. Sidewalks and/or walkways shall be provided in accordance with the design standards and specifications as specified in Chapter 13.05 SCC.

((4)) (6) Street Signs. Street signs shall be as specified by the department of public works.

((5)) (7) Landscaping Within Road Rights-of-way. A developer proposing landscaped areas within county rights-of-way shall submit a landscape design plan to the community development division for approval. Further, the landscape design plan shall also be reviewed by the office of community planning to insure that fire apparatus access is not impeded by planned landscaping within county right-of-way. If approved, the final plat for such subdivision shall contain a covenant that such areas shall be maintained by the developer and his successor and may be reduced or eliminated if deemed necessary for or detrimental to county road purposes and/or fire apparatus access.

Section 15. That SCC, Title 19, Chapter 19.30 is hereby repealed in its entirety.

Section 16. That SCC, Title 19, Chapter 19.32 is amended to change the title of chapter as follows:

#### Chapter 19.32

#### ((SMALL L&P)) SUBDIVISION CONSTRUCTION REQUIREMENTS

Section 17. That SCC, Title 19, section 19.36.020, last amended by Ord. 86-096 adopted September 15, 1986, is amended to read:

19.36.020 Coverage. Modification of any requirements of chapter 19.28 ((or 19.30)) SCC may be requested. Modification of other provisions of this title may not be applied for or granted.

Section 18. That SCC, Title 19, section 19.36.030, last amended by Ord. 86-096 adopted September 15, 1986, is amended to read:

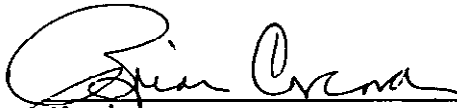
19.36.030 Application procedure. Any preliminary plat which includes a request for one or more modifications of the requirements of chapter 19.28 ((or 19.30)) SCC, shall be accompanied by a statement setting forth in detail any such modification and the reasons therefor. The department shall not process any preliminary plat not meeting the requirements of chapter 19.28 ((or 19.30)) SCC, unless a modification has been concurrently requested.

Section 19. That SCC, Title 19, Section 19.56.025, added by Ord. 89-161 adopted December 20, 1989, is amended to read:

19.56.0125 Duplex development in single family subdivisions. No building, septic, or other type of development permit shall be issued for a duplex structure on a lot or lots created after January 5, 1990 which have not been identified as lots for potential duplex development as required by SCC 19.22.040(4)(n)((+ 19-22-060(2)(g))) and 19.40.030(20).

Dated this 28<sup>th</sup> day of August, 1991.

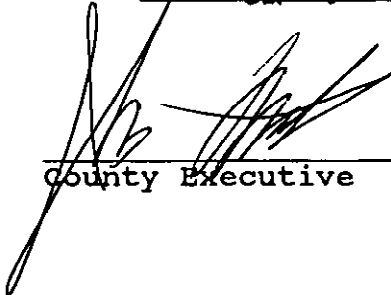
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Chairman

  
Clerk of the Council, *asst.*

- ) APPROVED
- ) EMERGENCY
- ) VETOED

DATE SEP 3 1991

  
County Executive

PUBLISHED \_\_\_\_\_

\_\_\_\_\_, DPA  
Approved as to form only on

\_\_\_\_\_  
(Date)